

**Minnesota Avenue Benning Road “Phase 2”
Community Meeting Questions and Answers
September 10, 2008**

Questions for Donatelli:

Q1. Has Donatelli/Blue Skye performed any community outreach or created partnerships similar to City Interest?

A: Yes we have and we will continue to do so if selected to develop the property.

Q2. Donatelli, concentrating on affordable housing is not a good idea for our community and city. What is your rationale for so much affordable housing in one place?

A: 60% AMI rents are market rate for the area. We would provide workforce for-sale housing and new retail to the area.

Q3. Donatelli: Why didn't you respond to Deanwood Citizen Association's request to present?

A: We were not aware of any invitation. Regardless, we welcome the opportunity to present our project plans.

Q4. Donatelli, City East presented a plan that includes arts and culture. Would you be willing to adjust your plan to include the arts? How?

A: Yes, we would incorporate an arts component. One option may be to utilize some or all of the dedicated community space to arts related programming. Another may be to incorporate gallery or other arts related businesses in the retail program, or provide an opportunity to show work at the project. Through the project we can work with the community and arts organizations to determine the best options.

Q5. How many projects has Donatelli done in the neighborhood?

A: This would be Donatelli's first project in Ward 7. Blue Skye has several projects in the Ward.

Q6. City East mentioned Green space. Donatelli, how would you add green space into your plan?

A: There is generous green space designed in the courtyard. We will explore additional areas and refine the courtyard design.

Questions for Both Teams:

Q1. Will Ward 7 residents be hired for green jobs i.e. landscaping? Who will train them?

A: Yes.

Q2. How much district money will your project use? As a tax payer I am curious.

A: \$0

Q3. Which group has a plan to allow non-profits to occupy space that meets the needs of the underserved community? What are the community benefits?

A: We have reserved 2,500sf of first floor space for community serving/based non-profits. In addition, we have created a retail incubation space at the site that will be available to support new/local entrepreneurs build their businesses at the project.

Q4. How tall is your project?

A: 65 feet

Q5. Is there space for an on site MPD work station?

A: Yes

Q6. When will developers have a real conversation with Ward 7 community about Community Benefits Agreements? Will City East or Donatelli be willing to commit to CBAs the community presents?

A: We've had and will continue conversations regarding Community Benefits. We have established Neighborhood/Charity Funds in past Public/Private developments and will continue our commitment with this project if we are selected.